

## **2011 AAAP SFO CHANGES DIGEST**

Several paragraphs of the Solicitation for Offers (SFO) for the General Services Administration's Automated Advanced Acquisition Program (AAAP) have been added or revised to implement the Energy Star requirements of the Energy Independence and Security Act (EISA) of 2007. Other minor changes and/or corrections have also been incorporated into the SFOs. These SFO changes will apply to all requirements competed through the AAAP program effective January 1, 2011. The amended SFOs can be accessed through the AAAP website located at (<http://aaap.ncr.gsa.gov>). The changes apply to all SFOs for DC, MD, and VA, unless otherwise specified.

### **Pertinent changes include:**

1. SFO Paragraph **1.2, UNIQUE AAAP REQUIREMENTS, Paragraph G.** This NEW PARAGRAPH describes Section 435 EISA mandate that no Federal agency may enter into a leasing contract on or after December 19, 2010, for a building that has not earned the Energy Star label in the most recent year, unless the space requirement is in compliance with the specific exceptions provided in the EISA statute. Four exceptions to the requirement for the Energy Star label are allowed:
  1. No space is offered in a building with an Energy Star label in the delineated area that meets the functional requirements of an agency, including location needs;
  2. The agency will remain in a building they currently occupy;
  3. The lease will be in a building of historical, architectural, or cultural significance verified by listing or eligibility for listing on the National Register of Historic Places; or
  4. The lease is for 10,000 RSF or less.
2. SFO Paragraph **1.7 AREA OF CONSIDERATION** is AMENDED for the DC SFO (11-DC) to include the "Parkside" area in the CEA.
3. SFO Paragraph **1.12, BUILDING SHELL REQUIREMENTS**, Item 14 has been AMENDED to reference the new Paragraph 8.3 heading "Energy Efficiency and Conservation."
4. SFO Paragraph **3.1, OFFER PROCEDURES, Paragraph C. subparagraph 3** is ADDED to require proof of the Energy Star label from EPA by the AAAP Offer Due Date.
5. SFO Paragraph **3.5, GREEN LEASE SUBMITTALS** is a NEW SECTION and NEW LANGUAGE ADDED to the AAAP SFO as a result of the EISA and should be read in its entirety.
6. SFO Paragraph **8.3, ENERGY EFFICIENCY AND CONSERVATION** is a NEW SECTION and NEW LANGUAGE ADDED to the AAAP SFO as a result of the EISA and should be read in its entirety. This SFO heading and paragraph replaces the previous SFO Paragraph ENERGY COST SAVINGS.

7. SFO Paragraph **10.9, EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM** is CORRECTED to reflect that the correct Mandatory Level is 4, rather than Levels 2-4.

Although this digest is intended to summarize some of the major changes that have been incorporated into the new AAAP SFO, Lessors are required and responsible for reading the documents and adjusting their offers, as appropriate, within the prescribed timeframes identified in the AAAP Application. If there are questions or if further clarifications are needed, please contact Glenita (Nina) Jones, the AAAP Contracting Officer of Record, in writing with your questions or comments at [nina.jones @gsa.gov](mailto:nina.jones@gsa.gov).